



10 Victor Street

Heavitree, Exeter, EX1 3BT

An exciting opportunity to acquire this superbly modernised 2-bedroom mid-terrace house with well-planned and extended accommodation designed to meet the needs of modern day living. The ground floor consists of an entrance vestibule and hall, front lounge, striking open-plan kitchen/diner and a full width study/utility opening onto the rear garden. Upstairs, there are two double bedrooms and a spacious bathroom. The property is offered in excellent condition throughout and comes with gas central heating and uPVC double glazing, ensuring warmth and energy efficiency throughout the year.

Outside, the property boasts an attractive and recently hard landscaped rear garden together with convenient pedestrian access, a useful arrangement for cyclists, bin collection days, garden materials and equipment. This garden has a south facing aspect and attracts plenty of sunshine from mid-morning through to sunset; the perfect tranquil retreat, ideal for outdoor gatherings or peaceful rest and relaxation. Victor Street comes with 'residents' only' on street permit parking.

The property is situated in a very popular and convenient location lying close to Heavitree's comprehensive shopping centre and pleasure park with its array of recreational activities and a popular café/community hub.

Guide Price £275,000

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- PERFECT FIRST HOME!
- Lounge, Kitchen/Diner
- Bathroom (first floor)
- Residents' On Street Permit Parking
- NEAR HEAVITREE PARK
- Study/Utility Extension
- Gas Central Heating & uPVC Double Glazing
- Entrance Vestibule & Hall
- 2 Double Bedrooms
- Sunny Courtyard Garden (south facing)

Entrance Vestibule

Entrance Hall

Lounge

11'4" x 10'5" (3.47m x 3.19m)

Kitchen/Diner

16'4" x 11'2" (5m x 3.42m)

Study/Utility

14'8" x 5'7" (4.48m x 1.72m)

Bathroom

7'11" x 7'4" (2.43m x 2.24m)

Outside

Courtyard Garden (south facing)

Parking

On the First Floor

Landing

Bedroom 1

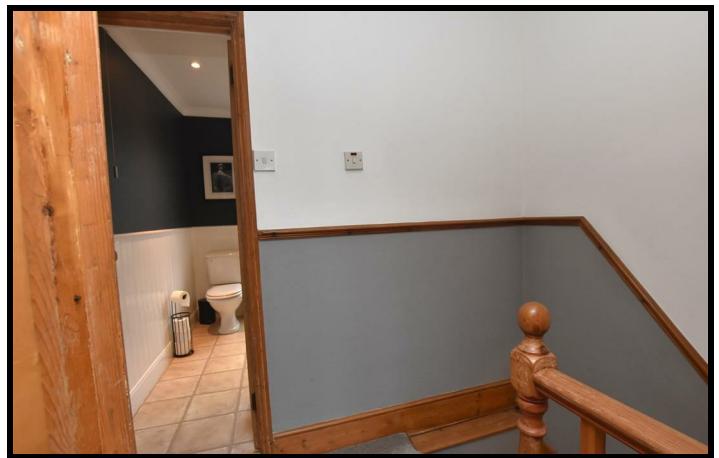
14'4" x 10'5" (4.39m x 3.19m)

Bedroom 2

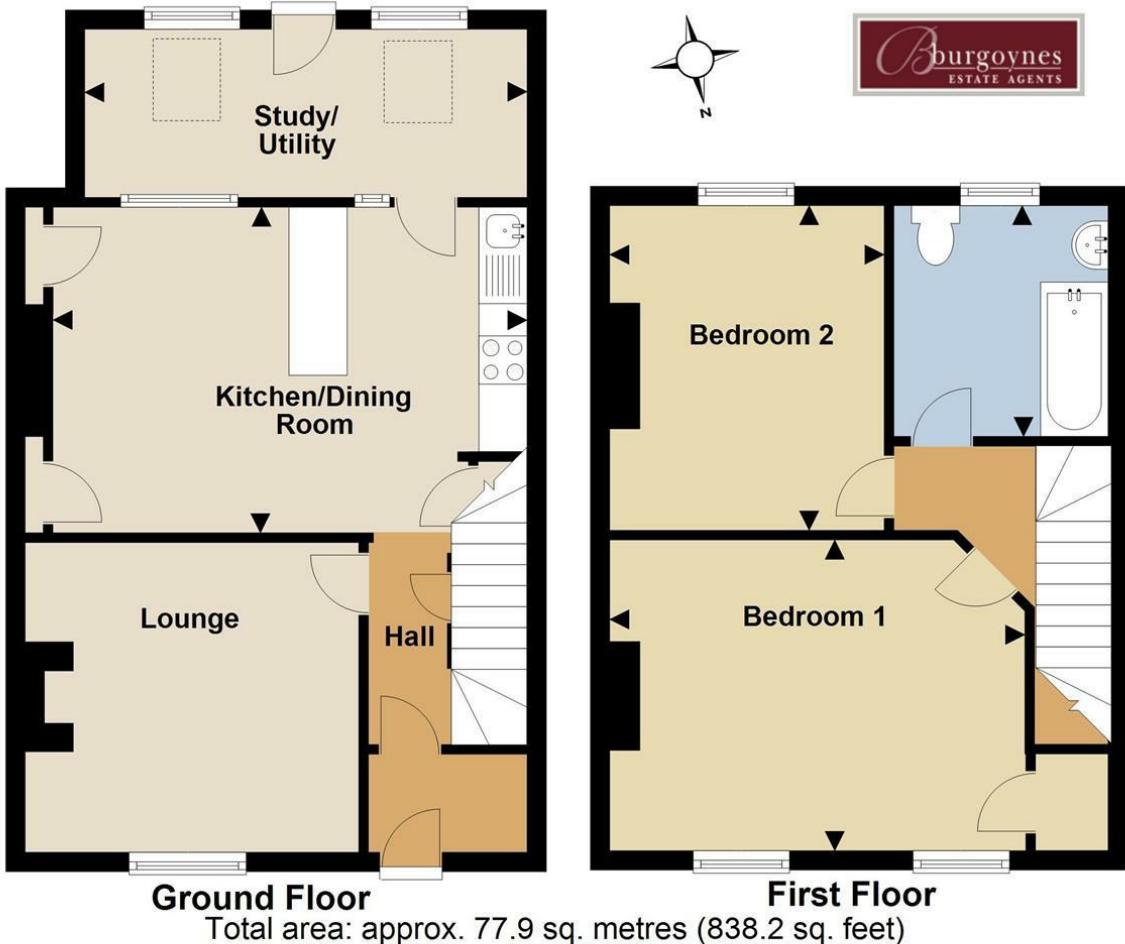
11'1" x 9'6" (3.39m x 2.92m)



Directions



Floor Plan



10 Victor Street, Exeter

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	